



words can't describe

NEW HOMES IN "OLD" NEIGHBORHOOD

The only thing *not* peaceful about life in quiet Agoura is the pandemonium amongst buyers for homes here. So competitive is the market that multiple offers are the rule.

Limit the supply of existing homes for sale while sharply raising prices, drop interest rates to the lowest in decades, and + we have the motivation for home shoppers to build their own. And for the individual who has his heart set on Colonial versus Mediterranean, or contemporary versus a traditional floor plan, the self builder can have it all.

In the first quarter of 1998, more new custom homes were completed in Agoura than in the past several years combined. The styles of the new homes are dramatically varied as are the reactions by the long time residents. One man's castle is another's blight on the neighborhood. Just how does a house which looks like Rubik's cube get built when plans to reconstruct and beautify a dilapidated sub-standard home are rejected? In other terms, what building restrictions, if any, are imposed by the city, the home owner's association, ... the purveyors of good taste?

Building projects must meet Federal and State conditions prior to being scrutinized at the local level. Due to changes in the zoning since they were built, existing structures may be untouchable. This explains the few perennial fixer uppers in the neigh-

(See "NEW HOMES" page 3 ...)

NEIGH...BORHOOD NEWS CIRCULATION

- Directly sent to approximately 1900 property owners, agents, and Select Equestrian Property Network members.
- Available at finer feed and tack stores in L.A. and Ventura counties.

Let **NEIGH...BORHOOD NEWS** help market your horse property in the next issue!

Nona Green

Custom and Horse Property Specialist

Associate Broker

(818) 879-9100 Ext: #2416

(818) 226-8182 pager

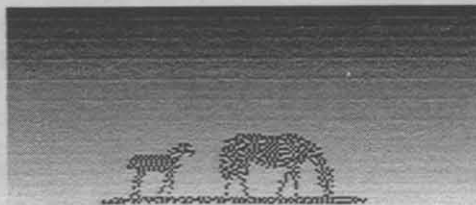
5875 Kanan Road.

Agoura, Calif. 91301

Wanda Smith

Custom and Horse Property Specialist

Fred Sands



FAMILY MATTERS

AT LAS VIRGENES SCHOOLS

Young people adorned in 16th century clothing swarm A.E. Wright Middle School athletic field for the annual Medieval Market. They peddle samples of fragrant foods and gilded wares while students and parents experience first hand what life was like in the Middle Ages.

The 7th graders at the event showed that some things haven't changed much in 500 years. Cassie Thornbury, daughter of third generation horseman and saddle maker Dave Thornbury, played the part of a saddle maker (of course) at the Medieval Market. Another student played the part of an alchemist, someone whom modern day real estate speculators can identify with.

Each year, the 6th grade class discovers different regions of the world at the TAN festival, 8th graders have their spring math and science fair. Not only do the students have more fun than usually legal, their parents are the fair-goers, getting involved in their children's learning history, geography, math, and science, etc.

The event is exemplary of the Las Virgenes School District. Right up there with Westlake, Oak Park, and Conejo Unified, the Las Virgenes schools are rated tops in the state for test scores and college admissions.



Medieval saddle makers

This is not intended as a solicitation if your property is currently listed with another broker.

NEW SINCE THE LAST NEWSLETTER ...

NEW LISTINGS

Address	Current List Price	List Date	Bdrm/Bath	Lot Size (approx. sqft)
28356 FOOTHILL	479,000	4/20/98	3/2.5	31000+
28221 W. BALKINS	699,000	4/10/98	5/3.5	47480
28337 FOOTHILL	650,000	4/2/98	4/2.5	40500
6441 CHESEBRO	599,000	2/28/98	4/4	
28008 BALKINS	649,000	4/25/98	4/2.5	43000
6085 CHESEBRO	349,000	4/17/98	1/1	45663

NEW ESCROWS PENDING

Address	Final List Price	Comments
5571 LEWIS	399,900	Foreclosure sold in approx. 2 weeks.
31165 LOBO VISTA	1,195,000	Almost 4000 square ft. built in 1992.
5924 CHESEBRO	589,000	Hilltop hacienda includes pool and tennis court.
411 THRIFT	370,900	1995 built home minutes from the 101 in Malibu. More new homes available.
29091 WAGON	675,000	Lovely Spanish on large usable lot. Great potential in area of million dollar estates.
6230 CHESEBRO	695,000	Ultimate location. Gated home with pool and horse facilities.
6xxx FAIRVIEW	769,000	3900+ square foot home with gorgeous grounds and tennis court.
28965 MEDEA MESA	998,000	Located at end of cul-de-sac. 12 french doors lead to huge courtyard.

NEW CLOSED ESCROWS

Address	Final List Price	Sale Price	Sale Date	Comments
5800 CHESEBRO	319,000	302,000	2/11/98	Adorable cottage on scenic flat 1+acre.
2775 TRIUNFO CYN	599,000	560,000	3/8/98	Private, southwestern style home with sweeping views, pool/spa.
32099 LOBO CYN	1,595,000	1,400,000	3/29/98	20+ acre gated estate includes guest apartment. Two legal lots.
6211 FAIRVIEW	550,000	500,000	1/1/98	A VERY smart buy. 5 bedroom Tudor nestled in an oak grove.
2514 SIERRA CREEK	499,000	459,000	1/13/98	New England style built in 1991. On 1+ acre.
5320 CHEESEBRO	325,000	320,000	2/16/98	Cute 60- year old farmhouse. Separate barn and loft/office. Across from public arena.
5924 COLODNY	459,000	447,500	2/16/98	Imagination will pay off here. Spanish style home in nice location.

Data obtained from DataQuick information reporting services and C.R.I.S. multiple listing service - it is not guaranteed.

NEW HOMES...[cont. from page 1]

borhood which seem to always be for sale. For instance, the Federal Emergency Management Agency (FEMA) periodically revises their maps designating known flood hazards. Homes located within these flood areas may not be eligible for expansion or major remodeling. Also, it may be too expensive to obtain fire insurance or construction financing for a home in a designated brush area.

In Agoura Hills, plans to increase the size of a home by 30% are subject to a public hearing. Guidelines for Old Agoura are based on a written doctrine to preserve the neighborhoods rural ambiance. This doctrine, known as the Old Agoura overlay, sets the maximum allowable amount of hardscape (to allow room for agriculture) and keeps lighting subdued. The concept that rural implies *eclecticism* has recently interpreted the overlay to mean everything and anything, from Tudor to post modern.

"The qualities that make Old Agoura special are fragile, and very important to preserve", says past commissioner Chris Hendricks. Phil Ramuno, the appointed liaison from the Old Agoura Homeowner's Association leans towards minimal government interference, says Hendricks. Thus some of the last homes constructed in Old Agoura have represented a departure from strict interpretation of the overlay. Other projects that were under 30% increase of the original structure, were able to bypass the public hearing and obtain administrative approval.

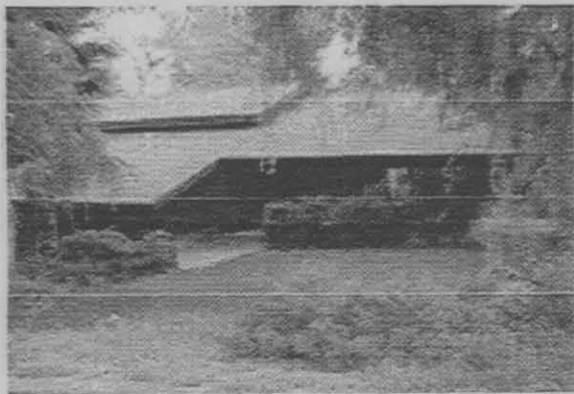
Every custom neighborhood faces the challenge to balance between the right of the homeowner to do what he wishes with his own property, and the rights of others to enjoy high community standards.



	Wanda Smith & Nona Green Fred Sands Agoura	other sale representative
Years (or months) experience as licensee.	21 and 19 years, respectively	?
Member Select Equestrian Properties Network	Exclusive SEPN representati for Agoura, Westlake, Malibu Canyon, Thousand Oaks.	No affiliation.
Licensed broker and certified relocation specialist.	yes, yes	?
"Neigh...borhood News" Newsletter	you're reading it!	no
Extensive direct marketing program.	yes	no
Full color professional brochures	yes	no

It ain't bragg'in if it's the Truth

Featured New Listings



<<<<

We love this house!!!

Simple and stylish. Rustic wood siding and concrete shake roof for old world feel. Voluminous ceilings and open floorplan is a must for entertaining.

- 3/4 acre level lot with room for trailers, RV's, boats...
- Island kitchen overlooks lawns and citrus trees, corrals and arena.
- Spacious Master suite with sunset views, formal dining room.
- Warm and cozy family room with fireplace, opens to huge deck.

LOTS OF LOTS

>>>>

6 acres on 5 lots. Private location near Chesebro National Parkland.
\$195,000.

Select Equestrian Properties Network is on the INTERNET. Nona and Wanda are the designated SEPN member representing Agoura, Calabasas, Westlake, Thousand Oaks.

E-mail Nona: NG4re @ AOL.com



OPEN HORSE SHOW MAY 3rd

SCHEDULE AND REGISTRATION ENCLOSE

Benefits 4H Scholarship Fund

Fred Sands Realtors
5875 Kanan Rd.
Agoura Hills City Mall
Agoura, Calif. 91301
(818) 879-9100

Bulk Rate
U.S. Postage
PAID
Fred Sands
Realtors

F & M Aronowitz
5539 Al Fredo Ct.
Agoura Hills CA
91301

A Word From Nona & Wanda

